



SITE

INDUSTRIAL

RESIDENTIAL

OPEN/PUBLIC SPACE

COMMERICAL



MEDIUM DENSITY HOUSING

MAX 3/4 FLOORS

FAMILY HOUSING

2 FLOORS

SINGLE PEOPLE/ COUPLE HOUSING

2 FLOORS

ASSISTED LIVING HOUSING

1 FLOOR

CARPARKING

COMMERICAL

The medium density housing has been placed along Riggal Street, close to the industrial and residential areas. The Medium Density housing is designed for tyhe workers of the area, those who work in the surrounding factories and don't necessarily have families, as well as the fact that they may work odd hours and may not spend a large amount of time at home so the design for the individual units should be space saving, clean and easy to maintain. The overall design of teh building will be no more than 3 storeys this allows teh building to be constructed without lifts, as well as from cheaper materials, Factors that should be considered due to budgetary limitations. By constructing a lower level medium density layout, it will be more in tune with the surrounding neighbourhoods and residential developments

The Family Housing is designed for those who require 3 or more bedrooms, a larger amount of living space and relatively close proximity to both the local high school and primary school. The Housing is designed to be completely different to the other types of existing commission housing, large open plan designs with easy access to outdoor spaces, i.e. open gardens and street fronts, with porches to encourage neighbourly interaction. Although on the smaller side the spaces should have double functions. The houses themselves will be built in a semi-detached form, with a shared wall. This will still allow for light on 3 sides but will save money and provide more houses to be built due to saved space. The Houses will have little 'private' gardens, but will actually share common ground with their neighbours, creating a treed surrounding

The small family/couple housing is designed for parents with one child, or couples that require less space, These buildings will basically be smaller versions of the family housing, probably with 2 bedrooms. They have also been placed close to Blaire street to allow access to the local schools, as well as relatively close to the industrial area.

The assisted living housing is designed for the disabled and elderly currently living in commission housing. By creating new housing for them in this centralised development, rather than having them spread all over broadmeadows, it makes access to care easier and the appropriate carers can save time commuting all over the area. The idea here is place them closer to the main road for easy access to public transport and community services. The housing itself is designed to be all on one level, allowing easy access to gardens, which is important for encouragement of movement and activity. As well as placing them in small court community it allows a feeling of security often needed more by the elderly and disabled.

The car parks have been created to eliminate the need/use of garages both to save space and to try and curtail the dominance of the car in broadmeadows society. By placing small clumps of parking in convient locations, space is saved and more housing can be created. Narrower streets throughout the design also discourages hooning or even normal driving through the area, which Allows the streets to become friendlier and more community based rather than dominated by cars.

The commerical area is used as a focal point for the new design, trying to imulate the community that has developed in Olsen Place. The Commerical area would also provide easier access to basic essentials needed by the surrounding residents, all within walking distance of their homes, this discourages them from driving to the local supermarket etc for every little thing. This also provides a small amount of employment within the development.